

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 17/02634/RECON

Ward:
Clock House

Address : Stewart Fleming School Witham Road
Penge London SE20 7YB

OS Grid Ref: E: 535124 N: 168969

Applicant : Pioneer Academy

Objections : No

Description of Development:

Minor material amendment under Section 73 of the Town and County Planning Act 1990 to allow a variation of the planning permission 15/02597/FULL1 for part demolition to rear and demolition of single storey front element and erection of two storey building to northern elevation with roof level amenity area, two storey front extension with enclosed roof level games area, landscaping and expansion from 2FE to 3FE to allow for minor alterations to the proposed external elevations and to allow for a phased approach to completing the development.

Key designations:

Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 30

Proposal

Planning permission was granted (Ref 15/02597/FULL1) for reorganisation and expansion of the school facilities through the demolition of existing classrooms, hall, kitchen and WCs and construction of new classrooms, specialist teaching spaces, 2 new large halls, kitchen, staff and WC facilities. The approved scheme comprised:

- Erection of a part 1/part 2 storey extension along the northern boundary. The extension has been designed with a pitched roof to 3 sides concealing a roof level amenity space
- Erection of a ground floor extension with a roof top Multi Use Games Area (MUGA) along the western boundary
- Increase in school capacity from 2FE to 3FE (additional 203 pupils and 22 staff - 630 pupils and 75 staff in total)
- A new service access will be provided on Felmingham Road (with deliveries via an on street collection point).
- The main visitor entrance on Felmingham Road will remain.
- New additional pedestrian access point will be created from Witham Road
- Erection of cycle shelter to provide 20 new cycle parking spaces (40 in total)
- No existing parking onsite and none proposed

The application for consideration currently is a minor material amendment under Section 73 of the Town and County Planning Act 1990 to allow for minor alterations of the consented scheme in respect of alterations to the proposed external elevations and to allow for a phased approach to completing the development.

Therefore the proposed development will be constructed in 2 phases (P1A & P1B and P2A & P2B). The submission documents detail that this is essential in order to accommodate

the ongoing safe operation of the primary school during the works. Phase 1 is on-site currently with Phase 2 is due to commence on-site in spring 2018.

The phased development of the proposal approved under ref. 15/02597/FU LL1 therefore requires the variation of conditions 2, 3, 8, 12, 13, 15 and 20 on the original planning permission. The application documents detail that without the proposed variation to these conditions the school is unable to occupy Phase 1 by October 2017, which is required in order to facilitate Phase 2 and the completion of the development whilst allowing the primary school to continue to operate throughout.

Location

The site is located to the northern edge of Witham Road and forms the junction with Felmingham Road to the north-eastern boundary. To the south-west of the site are the rear of the properties facing onto Sheringham Road whilst to the north-west of the site (the rear) are the properties of Suffield Road which adjoins perpendicular the site. Footpaths are present to the rear of the properties at Sheringham Road and Suffield Road and run for the entirety of the boundary with No.27 Suffield Road and No.32 Felmingham Road.

The area is characterised by two storey terraced dwellings forming a tight urban grain typical of the wider locality. As such the school, with its recreation area set to the front and occupying the land forming the junction with Witham Road and Felmingham Road, represents a break in this urban form and positively contributes to the spatial standards of the area with Beckenham Crematorium and South Norwood Country Park to the south being severed by the east to west railway line behind the properties of the southern edge of Witham Road.

The school itself comprises a linear one and two storey block set close to the north-western boundary as well as a detached single storey classroom block. The site is set below street level with steps down to the playground from the access with Witham Road. Servicing is typically from the access to Suffield Road.

Consultations

Nearby owners/occupiers were notified of the application and no representations were received.

Internal Consultations

Education: In summary with regard to rephrasing of the permanent works at the school. The delay was caused because we (Education) had to re-tender the main construction works at the school and the scheme was subsequently split into two contracts to ensure that the disruptive works fitted around the school calendar.

Highways: No objections.

Environmental Health - Pollution: No objections.

Drainage: The proposed amendments to the external elevations won't affect the already agreed FRA.

Planning Considerations

London Plan

3.18 Education Facilities

5.1 Climate Change Mitigation

5.2 Minimising Carbon Dioxide Emissions

5.3 Sustainable Design and Construction
5.5 Decentralised Energy Networks
5.6 Decentralised Energy in Development Proposals
5.7 Renewable Energy
5.11 Green Roofs and Development Site Environs
5.12 Flood Risk Management
5.13 Sustainable Drainage
6.3 Assessing effects of development on transport capacity
6.9 Cycling
6.10 Walking
6.11 Smoothing Traffic Flow and Tackling Congestion
6.13 Parking
7.1 Lifetime Neighbourhoods
7.2 An Inclusive Environment
7.4 Local Character
7.6 Architecture
7.8 Heritage Assets and Archaeology
7.14 Air Quality
7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and promoting Appropriate Soundscapes
7.19 Biodiversity and Access to Nature
7.21 Trees and Woodland

Unitary Development Plan

BE1 Design of New Development
BE7 Railings, Boundary Walls and Other Means of Enclosure
ER7 Contaminated Land
ER10 Light Pollution
C1 Community Facilities
C7 Educational and Pre School Facilities
NE3 Nature Conservation and Development
NE5 Protected Species
NE7 Development and Trees
T1 Transport Demand
T2 Assessment of Transport Effects
T3 Parking
T5 Access for People with Restricted Mobility
T6 Pedestrians
T7 Cyclists
T11 New Accesses
T15 Traffic Management
T16 Traffic Management and Sensitive Environments
T17 Servicing of premises
T18 Road Safety
IMP1 Planning Obligations

Emerging Bromley Local Plan:

The Council is preparing a Local Plan. The submission of the Draft Local Plan was made to Secretary of State on 11th August 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft policy 20 Community Facilities
Draft policy 28 Educational Facilities

Draft Policy 30 Parking
Draft Policy 32 Road Safety
Draft Policy 33 Access for All
Draft Policy 34 Highway Infrastructure Provision
Draft Policy 37 General design of development
Draft Policy 73 Development and Trees
Draft Policy 77 Landscape Quality and Character
Draft policy 79 Biodiversity and Access to Nature
Draft Policy 112 Planning for Sustainable Waste management
Draft Policy 113 Waste Management in New Development
Draft Policy 115 Reducing flood risk
Draft Policy 116 Sustainable Urban Drainage Systems (SUDS)
Draft Policy 117 Water and Wastewater Infrastructure Capacity
Draft Policy 118 Contaminated Land
Draft Policy 119 Noise Pollution
Draft Policy 120 Air Quality
Draft Policy 122 Light Pollution
Draft Policy 123 Sustainable Design and Construction
Draft Policy 124 Carbon dioxide reduction, Decentralise Energy networks and Renewable Energy
Draft policy 125 Delivery and Implementation of the Local Plan

Planning History

The school first opened in 1939 and has been subject to numerous planning applications. The following are the most relevant:

99/00138/DEEM3: Single storey extension to provide 4 classrooms and office and toilet accommodation and formation of pedestrian access. Approved 15.04.1999

02/01830/DEEM3: Single storey extensions to form store room and cloak room. Approved 15.08.2002

10/01722/FULL1: Bicycle store, 2 timber storage sheds, 2 play area enclosures with artificial grass surface, new pedestrian ramp with handrail and balustrade and gate access and free standing canopy to pre-school classroom. Approved 13.12.2010

12/01057/FULL1: Demolition of existing kitchen annexe building and cloakroom and erection of new single storey infill building to accommodate new kitchen annexe and toilets. Approved 01.06.2012

15/01691/FULL1 Temporary two storey, four classroom modular block with entrance lobby, toilets, stoves and associated external works including ramp and steps. Approved 19.08.2015

15/02597/FULL1: Part demolition to rear and demolition of single storey front element and erection of two storey building to northern elevation with roof level amenity area, two storey front extension with enclosed roof level games area, landscaping and expansion from 2FE to 3FE. Approved 19.08.2015

15/02597/CONDIT: Details of conditions submitted in relation to planning permission Ref: 15/02597/FULL1

Condition 4 (a-c) - Contaminated Land Assessment

Condition 6 - Surface Water Drainage Scheme

Condition 7 - Landscaping Strategy

Approved 31.10.2016

15/02597/CONDT1: Details of conditions submitted in relation to planning permission Ref: 15/02597/FULL1

Condition 3 - Demolition and Construction Noise and Dust Management Plan

Condition 8 - Construction Logistics and Management Plan

Approved 16.11.2016

15/02597/CONDT2: Details of conditions submitted in relation to planning permission ref: 15/02597/FULL1

Condition 5 - Bird and Bat Survey

Approved 14.12.2016

17/02746/RECON: Retention of temporary two storey, four classroom modular block with entrance lobby, toilets, stoves and associated external works including ramp and steps for a further 2 year period.

Pending consideration at time of writing and is to be considered at Planning Committee on 31/8/17.

Conclusions

The main issues to consider under the previous application which was granted planning permission were:

- Principle and Educational Need
- Temporary accommodation
- Design
- Landscaping and impact on trees and ecology
- Highways impact
- Impact on neighbouring amenity
- Sustainability

The current application seeks minor elevation revisions and a phased programme of construction. All other aspects of the scheme remain the same and are therefore deemed to be acceptable.

Therefore, the main issues to consider are design and phasing only in terms of character and appearance and also the impact that the alterations would have on the amenities of surrounding residents.

Design

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Boroughs should take into account local context and character, the design principles (in Chapter 7 of the Plan) and public transport capacity; development should also optimise housing output for different types of location within the relevant density range. This reflects paragraph 58 of the National Planning Policy Framework, which requires development to respond to local character and context and optimise the potential of sites.

Policy BE1 of the UDP sets out a number of criteria for the design of new development. With regard to local character and appearance development should be imaginative and

attractive to look at, should complement the scale, form, layout and materials of adjacent buildings and areas. Development should not detract from the existing street scene and/or landscape and should respect important views, skylines, landmarks or landscape features. Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping and relationships with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings.

The alterations to the building comprise a minor increase to the vertical length of the Trespa cladding panels to terminate at a slightly lower height above the ground floor level and minor repositioning of a small number of ground level windows and doors.

The alterations are considered acceptable and in keeping and complimentary to the architectural style of the proposed building will not harm the overall appearance of the building which will remain a high quality design.

Phasing

Policy BE1 of the UDP seeks to protect existing residential occupiers from inappropriate development. Issues to consider in this case are the impact of the construction of the development proposal upon neighbouring properties by way of general noise and disturbance.

The justification for the phased approach for the development has been detailed above. Consequently the time taken to construct and implement the scheme will be longer than originally anticipated. While this is regrettable a balanced view needs to be taken regarding impacts to surrounding residents and the least disruptive method in terms of the education needs of students. On balance, the phased approach appears to provide a suitable compromise in this regard. A further construction management and logistics plan is recommended for the second phase of development to address to minimise disruption.

Summary

Having had regard to the above it was considered that the alteration to the design of the proposed building is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

RECOMMENDATION: APPROVAL

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: Section 91, Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the application plans, drawings and documents as detailed below:**

**26052-000-G-003 Revision P0 (Proposed Phasing Plan: P1A, P1B, P2A & P2B);
26052/101; 26052/102; 26052/103; 26052/104; 26052/105; 26052/106;
26052/108; 26052/107; 26052/109; 26052_110; 26052_112; 26052_113;
Design and Access Statement, Daylight and Sunlight Report, Transport Assessment, Energy Assessment, Phase 1 Ecological Habitat Survey Report, Noise Impact Assessment, Planning Statement and Flood Risk**

Assessment submitted 15 June 2015; Plan No. 26052/111 Rev A; Outline landscape Design Proposals - Stage C - Rev A submitted 21 July 2015; IA-384-LD-P01; IA-384-LP-P01, IA-384-LP-P01, Traffic Consultants Technical Note submitted 22 July 2015; Arboricultural Impact Assessment submitted 23 July 2015 and Daylight and Sunlight Addendum submitted 24 July 2015

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority when judged against development plan policies in the London Plan and UDP.

- 3 Prior to the commencement of development in phases P2A and P2B hereby approved a demolition and construction noise and dust management plan for phases P2A and P2B shall be submitted to the Local Planning Authority for approval prior to the works commencing. Once approved the plan shall be implemented in full for the duration of works of those phases.**

Reason: In order to protect residential amenity and to comply with Policy BE1 of the Unitary Development Plan.

- 4 No part of the development hereby permitted shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to and approved in writing by the Local Planning Authority.**

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval in writing. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by the Local Planning Authority prior to investigations commencing on site.

b) The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by the Local Planning Authority.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works, and no remediation works shall commence on site prior to approval of these matters in writing by the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

d) The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.

e) Upon completion of the works, a closure report shall be submitted to and approved in writing by the Authority. The closure report shall include details of the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.

f) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by the Local Planning Authority.

Reason: In order to comply with Policy ER7 of the Unitary Development Plan and to prevent harm to human health and pollution of the environment.

5 (i) No demolition shall take place nor works to trees by way of felling or pruning until a survey has been carried out to ascertain the extent to which there is potential for roosting bats or nesting birds within the buildings, trees and hedgerows on site. If any potential is identified, details shall be submitted to and approved in writing by the local planning authority of the timing of the works and any necessary mitigation measures.

(ii) The works shall be carried out in full accordance with the approved timing and mitigation measures.

(iii) If any potential for roosting bats or nesting birds is identified works to trees and hedgerows shall only be undertaken between the months of November to February inclusive thus avoiding the potential to harm protected species.

Reason: In order to comply with Policy NE3 of the Unitary Development Plan and in order to safeguard the interests and well-being of bats and birds on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).

6 (i) Notwithstanding the details set out within the Flood Risk Assessment submitted with this application the development hereby approved shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates to Greenfield rates in line with the Preferred Standard of the Mayor's London Plan.

(ii) The development shall be implemented in full accordance with the details approved under Part (i) prior to any part of the extensions hereby approved being brought into use.

Reason: To reduce the impact of flooding both to and from the proposed development and third parties in accordance with Policies 5.12 Flood Risk Management and 5.13 Sustainable Drainage of the London Plan (2015).

7 (i) Prior to commencement of development a revised landscaping strategy that reflects the details hereby approved (save for alternative replacement tree species) together with additional tree planting on the southern

boundary of the site and the inclusion of stag beetle loggeries shall be submitted to and approved in writing by the local planning authority.

(ii) The development shall be undertaken in full accordance with the approved landscaping strategy and all landscaping shall be implemented in full with all planting, seeding or turfing carried out in the first planting and seeding seasons following the completion of the new buildings hereby approved. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies BE1 and NE7 of the UDP.

8 (i) Construction works shall not begin in phases P2A and P2B until a Construction Logistics and Management Plan to manage all construction related vehicle movements to and from the site, identifying efficiency and sustainability measures to be undertaken during site construction of the development, measures of how construction traffic can access the site safely, how potential traffic conflict can be minimised, the route of construction traffic for arriving and leaving the site and hours of operation has been submitted to approved in writing by the Local Planning Authority.

(ii) The development in phases P2A and P2B shall not be carried out otherwise than in accordance with the approved Construction Logistics and Management Plan or any approved amendments thereto as may be agreed in writing by the Local Planning Authority.

Reason: To minimise the effect of the development on local air quality within an Air Quality Management Area and in the interests of reducing traffic and protecting amenity in line with Policies T5, T6, T7, T15, T16, T18 and BE1 of the UDP and Policy 7.14 of the London Plan.

9 The roof top Multi Use Games Area (MUGA), amenity space and running track hereby approved shall not be brought into use until all balustrading, boundary treatments and acoustic screens have been erected in full compliance with the details hereby approved and such features shall be retained and maintained in perpetuity.

For the avoidance of doubt the acoustic screens shall comprise:

Lower play deck

A 2.3m high Obscure glass barrier installed to the Western edge of the lower roof deck. A 1.8m high Obscure glass barrier installed to the Eastern edge of the lower roof deck.

The barriers will be constructed from laminated glass with a density in excess of 10Kg/m² with no gaps present. The glass panels will be fixed to a structural support or frame and sealed with an appropriate acoustic sealant or gasket where necessary to avoid gaps.

MUGA

A 3m high solid barrier made from trespa panels or similar shall be installed on the Western perimeter. The external panels will be installed with 30mm gaps that are overlapped on the inside face with panels to provide a solid wall and fully sealed to avoid gaps. The barrier will have a density of at least 10Kg/m². The barrier will be sealed at the base of the MUGA with a suitable compressible strip.

A 1.5m high solid barrier will be installed behind the trespa panels along the Southern and Eastern edges. The barrier will be of at least 10 Kg/m² with overlapping joints and sealed at the base with a suitable compressible strip.

A 1.2m high double weld mesh fence installed around the entire internal perimeter of the MUGA to reduce impact noise.

A 1.5m high solid barrier will be installed behind the trespa panels along the Southern and Eastern edges. The barrier will be of at least 10 Kg/m² with overlapping joints and sealed at the base with a suitable compressible strip.

A 1.2m high double weld mesh fence will be installed around the entire internal perimeter of the MUGA to reduce impact noise.

Reason: In order to protect residential amenity and to comply with Policy BE1 of the Unitary Development Plan.

- 10 The development hereby approved shall be carried out in strict accordance with the materials as set out within the Design and Access Statement submitted and approved as part of this application. Namely Blue Engineering Bricks with Charcoal Coloured Mortar; London Stock Bricks; Reglit Profiled Glass Panels (Opaque, Clear and Coloured); Dark Grey Polyester Powder Coated Aluminium Fenestration (RAL 7022); Dark Grey Polyester Powder Coated Aluminium Curtain Walling (RAL 7022); Dark Grey Polyester Powder Coated Aluminium Parapet Trims (RAL 7022); Zinc Standing Seam Roof and Rainwater Goods; PPC Aluminium Louvres (RAL 7022) and Green Trespa Panels (Spring Green satin A37.2.3, Lime Green Satin A37.0.8 and Turf Green Satin A36.3.5)**

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 11 While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.**

Reason: In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the Unitary Development Plan.

- 12 Before any part of the new buildings in phases P2A & P2B hereby approved are first brought into use, bicycle parking shall be provided at the site in accordance with details hereby approved and shall be permanently retained thereafter.**

Reason: In order to comply with Policy T7 and Appendix II.7 of the Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.

- 13
- (i)** Prior to any part of the new buildings in phases P2A & P2B hereby approved being brought into use a scheme for any external lighting that is to be installed at the site (which for the avoidance of doubt shall not include any flood lighting for the MUGA or roof top amenity spaces which will be subject to a separate planning application), including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
 - (ii)** Any such external lighting as approved under part (i) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
 - (iii)** The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise pollution from glare and spillage.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with Policy BE1 of the UDP.

- 14
- (i)** Before any of the new school buildings hereby approved are first brought into use a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority
 - (ii)** The Travel Plan should include measures to promote and encourage the use of alternative modes of transport to the car and shall also include a timetable for the implementation of the proposed measures and details of the mechanisms for implementation and for annual monitoring and updating. The Travel Plan shall be implemented in accordance with the agreed timescale and details.

Reason: In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan.

- 15
- (i)** The development hereby approved shall include the provision of a minimum of 116 sqm of Photovoltaic Panels on the roof of the school buildings in addition to the implementation of all measures set out in the Energy Strategy hereby approved, in order to ensure that the school will achieve a minimum of 35% reduction in CO2 below ADL2013.
 - (ii)** Within 3 months of the first occupation of the new school buildings in phases P2A & P2B hereby approved evidence shall be submitted to the local planning authority to demonstrate that the photovoltaic panels have been installed.

Reason: In order to ensure that the development can achieve the CO2 reduction identified in the application submission and will meet the aims and objectives of London Plan Policy 5.2 and UDP Policy BE1 in respect of sustainable design and construction.

- 16 At any time the combined noise level from fixed plant in terms of dB(A) shall be 10 decibels below the relevant minimum background noise level, LA90(15mins) measured at any noise-sensitive building. If the plant has a distinctive tonal or intermittent nature the predicted noise level of the plant shall be increased by a further 5dBA. Thus if the predicted noise level is 40dB(A) from the plant alone and the plant has a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level. The L90 spectra can be used to help determine whether the plant will be perceived as tonal.

Reason: In order to protect residential amenity and to comply with Policy BE1 of the Unitary Development Plan.

- 17 The Multi Use Games Area (MUGA) and roof top amenity spaces hereby approved shall only be used in school term times and between the hours of 08:00 - 18:00 Monday to Friday inclusive.

Reason: In the interests of protecting neighbouring residential properties from activities that could result in excessive noise and disturbance outside of normal school hours and in accordance with Policy BE1 of the UDP (2006).

- 18 The development hereby approved shall be undertaken in accordance with the proposed ground and finished floor levels as shown on Plan Nos. IA-384-LP-P01 and 26052/111 hereby approved.

Reason: In the interests of controlling the height of the development and protecting visual and residential amenity in accordance with Policy BE1 of the UDP (2006).

- 19 The development hereby approved does not include the provision of any floodlighting for the roof top amenity spaces or Multi Use Games Area. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking and re-enacting this Order), no floodlighting shall be provided within the curtilage of the school without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the residential amenities of the area.

- 20 Before the development in phases P2A & P2B hereby permitted is first occupied, the proposed window(s) in the first floor North Western elevation shall be obscure glazed to a minimum of privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor of the room in which the window is installed and shall subsequently be permanently retained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of the adjacent properties.

You are further informed that:

- 1** The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.
- 2** You are advised that this application may be liable for the payment of the Mayoral Community Infrastructure Levy under the Community Infrastructure Levy Regulations (2010) and the Planning Act 2008. The London Borough of Bromley is the Collecting Authority for the Mayor and this Levy is payable on the commencement of development (defined in Part 2, para 7 of the Community Infrastructure Levy Regulations (2010)). It is the responsibility of the owner and /or person(s) who have a material interest in the relevant land to pay the Levy (defined under Part 2, para 4(2) of the Community Infrastructure Levy Regulations (2010)). If you fail to follow the payment procedure, the collecting authority may impose surcharges on this liability, take enforcement action, serve a stop notice to prohibit further development on the site and/or take action to recover the debt. Further information about Community Infrastructure Levy can be found on attached information note and the Bromley website www.bromley.gov.uk/CIL
- 3** It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. The applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
- 4** Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
- 5** The applicant is advised that the LLFA would expect a drainage proposal to meet the following criteria: - To demonstrate that opportunities to implement sustainable drainage techniques at the site have been maximised. - Surface water from the site should reflect greenfield run-off rate for the area of the site, typically 2 to 8l/s/ha. - The surface water attenuation system must be able to accommodate any storm event up to the critical duration 1 in 100 plus climate change storm event for the site without the flow balancing system being bypassed. Sufficient information

**must be provided to demonstrate that the critical duration has been used. -
Management plan for future maintenance of all SUDS.**

6 In respect of Condition 7 the applicant is advised that Birch trees are not appropriate due to issues of allergies and alternative species should be incorporated into the detailed submission.

**7 The applicant should take account of the Sport England Design Guidance is used in relation to the construction of the proposed sports facilities. This is available at:
<https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>**